

Planning Statement

For Kempton Homes Ltd | 25-410

Installation of ancillary heating and ventilation units on the roof -
Unit 1, Block A, The Quarters, Oldham Street, Manchester, M4 1LF

Project: 25-410
Site Address: Unit 1, Block A, The Quarters, Oldham Street, Manchester, M4 1LF,
Client: Kempton Homes Ltd
Date: 27 November 2025
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Approved by: Caroline Payne

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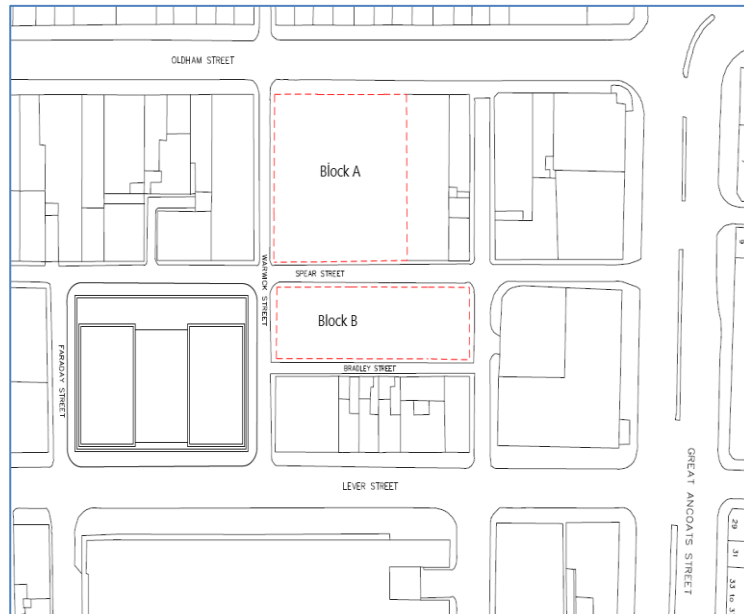
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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Kempton Homes Ltd in support of a full planning application for the installation of ancillary heating and ventilation units on the roof of Unit 1, Block A, of The Quarters, Oldham Street, Manchester.



Figures 1 and 2. Location Plans



2. The application

2.1 Planning permission is sought for new plant on the roof of the existing building to support the occupation of the ground floor unit as a gym. The plant will be accessible via the existing roof access.

2.2 As the roof is a 'blue roof' and part of the SuDs design for the building, a bespoke screening system is required. It is anticipated that the details of screening of the plant for both Sainsbury's and the Gym Group would be secured by condition. Stephenson Hamilton Risley Studio are seeking to engage in separate discussions with the local planning authority in respect of the screen.

2.3 Full details of the proposed plant are:

- 1 air source heat pump- (Mitsubishi Monobloc ASHP Outdoor Unit- Ref: QAHV)

The air source heat pump would be used to supply the operation with hot water and would utilise the electrification of heat which is a trend to continue a shift away from traditional fossil fuel use. Typically, the QAHV will provide a carbon saving of 78% when compared to gas boilers.

The unit would be modest in size at only 1.4 m high from the roof surface, 1m wide and 0.33 in depth. The unit affixes to the ground by way of being attached to 300mm x 300mm x 40mm paving slabs which lay directly to the roof.

The unit has a low noise operation of between 56-58 decibels. The unit includes noise-reduction features, but not acoustic insulation and mitigation shall be provided by way of physical screening barriers.

- 6 condenser units- (Mitsubishi A/C Outdoor Units (Ref: PUZ-ZM140YKA)

Each unit would be 1.93m from the roof surface, 1.2 m wide and 0.76 in depth.

The sound level is 50-70 decibels, depending on the mode, 70 decibels being a level of 'moderate' noise that is around the threshold for mitigation when close to residences.

The units include noise-reduction features, but not acoustic insulation and mitigation shall be provided by way of physical screening barriers. The units affix to the ground by way of being attached to 300mm x 300mm x 40mm paving slabs which lay directly to the roof.



3. Context

Site location and description

- 3.1 The site is located centrally in Northern Quarter of Manchester and consists of two buildings known as Block A and Block B. The blocks are bound by Oldham Street, Spear Street, Bradley Street, Warwick Street and Houldsworth Street.
- 3.2 The site comprises recently built apartment building with commercial spaces on the ground floor. The site was previously used as a car park after the original building on the site burnt down in 2013.
- 3.3 The ground and lower ground floors of both blocks are reserved for commercial units relating to Class E uses, whilst the upper levels comprise apartments (C3).
- 3.4 The site is located within the Stevenson Square Conservation Area and the City Centre boundary
- 3.5 Notwithstanding the Conservation Area status of the site, it is in an area of large-scale residential apartment blocks with commercial uses on the ground floors, offices, creative industries, restaurants, and other town centre uses. Ground floor uses along Oldham Street are primarily retail with residential uses on the upper levels.

Relevant planning history

- 3.6 The site benefits from planning permission ref. 110074/FO/2015/C2 for a mixed-use development comprising two blocks of residential apartments and commercial units. The application was approved on 30 August 2016.
- 3.7 The development has since been subject to amendments through Section 73 applications; one being planning permission ref. 139580/JO/2024.
- 3.8 Subsequently, LPA Ref: 140007/FO/2024, *Erection of new plant on the roof of the building*, was submitted and granted permission on 17 September 2024.
- 3.9 The application was approved subject to conditions. Most pertinent, conditions 3 and 4 have some relevance to this application.

3) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest



noise sensitive location. Prior to the installation of the equipment hereby approved the scheme included the above and the locations on the roof shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site.

b) Within 1 month of the equipment hereby approved becoming operational, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the works conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

4) Notwithstanding the information hereby approved, full and final details of the screen to be installed around the equipment hereby approved shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment hereby approved. The approved screen shall be installed prior to the completion of the installation of the external mounted equipment hereby approved and prior to the operation of any of the equipment.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester

- 3.10 Application LPA Ref: CDN/24/1007 sought approval of details pursuant to condition Nos 3 and 4 of LPA Ref: 140007/FO/2024.
- 3.11 A split decision was issued, whilst the details supplied for condition 3 were approved, the details submitted for the proposed screening were refused in relation to condition No 4. The applicant lodged an appeal which was dismissed under PINS ref: APP/B4215/W/25/3360798 on the basis of the effects upon the character and appearance of the Stevenson Square Conservation Area.
- 3.12 More recently, an application has been submitted LPA Ref: CDN/25/0886 (Discharge of Conditions 8 (Noise), 9 (Fumes) and 11 (Opening Hours) attached to planning permission 139580/JO/2024). This



application is pending a decision. Within the covering letter submitted with this application, we stated that a separate planning application will be submitted for the ancillary equipment to be mounted on the roof.



4. Policy context

- 4.1 Section 38 of the Planning and Compulsory Purchase Act (2004) requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (the Framework) is a material consideration in planning decisions.

Development plan context

- 4.2 The Manchester Local Plan consists of the following:

- Places for Everyone (PfE) Joint Development Plan (adopted March 2024).
- Core Strategy (adopted July 2012 and amended in March 2024).
- Saved Unitary Development Policies.

Places for Everyone

- 4.3 The following PfE policies are considered to be relevant:

- JP-Strat2 City Centre
- JP-S1 Sustainable Development
- JP-P1 Sustainable Places
- JP-P2 Heritage

Core Strategy

- 4.4 The following Core Strategy policies are considered to be relevant:

- SP1 Spatial Principles (as amended by PfE Policy JP-S1)
- DM1 Development Management
- EN1 Design Principles and Strategic Character Areas
- EN3 Heritage (as amended by PfE Policy JP-P2)
- EC3 The Regional Centre
- CC7 Mixed Use Development
- CC9 Design and Heritage
- CC10 A Place for Everyone



Saved UDP policies

4.5 The following saved policies are considered to be relevant:

- DC18 Conservation Areas
- DC26 Development and Noise
- RC20 Area 10 Oldham Street/Newton Street/Lever Street

National planning policy and guidance

4.6 The Framework was adopted in March 2012 and subsequently amended, with the latest revision having been published in December 2024 (subject to minor amendments made in February 2025). It sets out the Government's planning policies for England and how these are expected to be applied. The purpose of the planning system is to contribute to the achievement of sustainable development.

4.7 The following sections are considered relevant:

- 4. Decision Making
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 12. Achieving well-designed and beautiful places
- 16. Conserving and enhancing the historic environment

Other material considerations

4.8 The Guide to Development in Manchester - Supplementary Planning Document and Guidance (SPD) was adopted in April 2007.



5. Planning considerations

Principle of Development

- 5.1 The principle of the development of the commercial units at the site was established by way of planning permission LPA Ref: 139580/JO/2024.
- 5.2 Policy EN1 sets out the principles for the City Centre Character Area. It highlights that the core area presents a dense environment, accommodating a wide and closely integrated range of uses including commercial, civic and residential activities.
- 5.3 Policy CC7 of the Core Strategy encourages active ground floor use, which will be considered appropriate in locations which have an established public function.
- 5.4 Furthermore, the principle of installing plant and equipment on the roof of the building has been established through planning permission LPA Ref: 140007/FO/2024 and the subsequent discharge of condition application LPA Ref: CDN/24/1007 (Conditions 3 and 4).
- 5.5 The officer report attached to LPA Ref: 140007/FO/2024 stated that:

‘The externally mounted equipment would be within acoustic plant screens. The design, finishes and coverage of these is required to be agreed by condition. The plant would have limited visibility at street level given the height of the building, presence of screens and the set back from the roof edge, but could possibly still be seen from surrounding buildings including residential apartments. Given the low level of visibility the level of less than substantial harm would be minimal.’

- 5.6 The officer noted that the benefits of providing ancillary equipment to the roof, to facilitate the use of a new and economic development assisting with regeneration, which is adjacent to the proposal here, would outweigh any limited heritage harm and that the development would be consistent with national and local plan policies.
- 5.7 Within the approved decision notice for LPA Ref: 140007/FO/2024, it is evident within the applied condition 3 (a and b) that the acoustic levels of the proposed equipment were, and are, material considerations as to whether the installation is appropriate in terms of amenity.
- 5.8 Therefore, it is reasonable to expect that ancillary equipment to facilitate operations is acceptable in principle.



Noise

- 5.9 Saved UDP policy DC26 states that regard will be given to the effect of new development proposals which are likely to be generators of noise.
- 5.10 The application is accompanied by a Plant Noise Feasibility Assessment prepared by Clarke Saunders. This provides details of the acoustic insulation and plant/equipment noise levels relating to the external equipment.
- 5.11 The submitted technical details demonstrate that the noise levels associated with the new plant would be acceptable and achieve the requirements of Manchester City Council.
- 5.12 In light of the above, the proposed plant would not have a negative acoustic impact on the surrounding area and would comply with saved policy DC26 of the UDP.

Heritage and Visual Impacts

- 5.13 Policies EN3 of the Core Strategy and JP-P2 of the PfE encourage developments which complement and take advantage of distinct historic and heritage features of the area.
- 5.14 Policy Jp-P2 further sets out to positively conserve, sustain and enhance the historic environment and heritage assets and their settings.
- 5.15 Policy CC9 of the Core Strategy requires development in Manchester City Centre to preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.
- 5.16 The site is located within the Stevenson Square Conservation Area (CA). The conservation area lies on the northeastern edge of the city centre and was designated in 1987. Saved Policy 18 of the UDP seeks to preserve and enhance the character of its designated conservation areas by carefully considering the effect of major changes to the appearance of existing buildings.



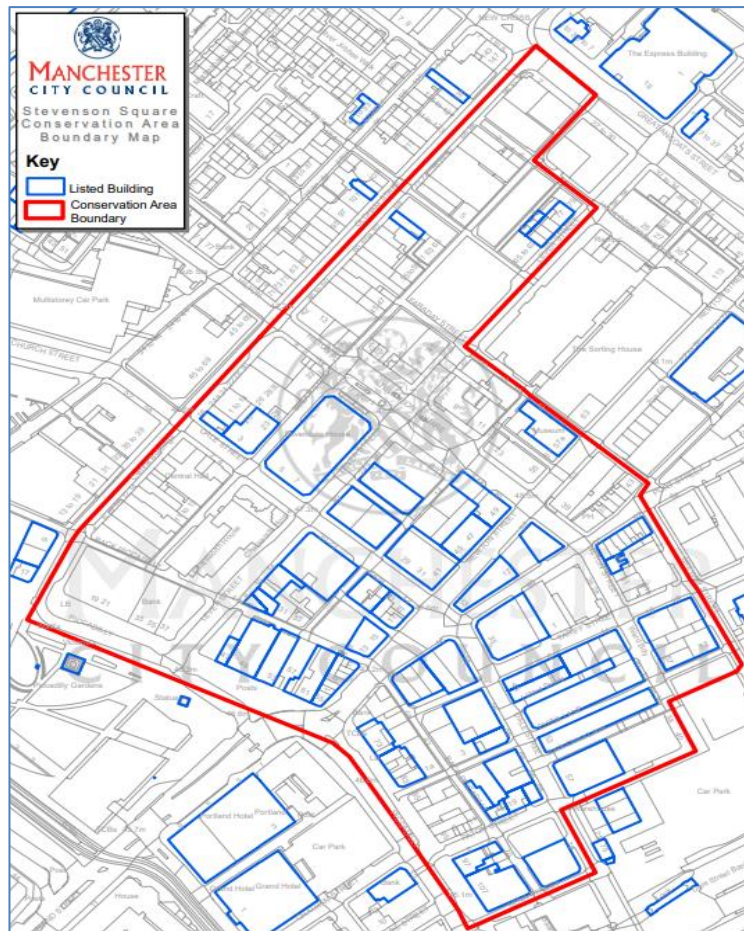


Figure 5. Conservation Area boundary and Listed Buildings

- 5.17 The site is located on the northern edge of the conservation area. The character of the area surrounding the site is a mix of commercial, with residential on the upper levels. The most historic and significant parts of the conservation area come from the vicinity around Stevenson Square.
- 5.18 The building upon which the development is proposed is a modern building of a high-quality architectural design.
- 5.19 The proposed plant shall be mounted high on a flat roof, not immediately visible in the public realm; it will have a very limited impact on the character or appearance of the conservation area and thus will preserve the prevailing character, subject to agreement of a condition. The proposed location of the plant follows the type of development as submitted and approved under LPA Ref: 140007/FO/2024, wherein condition 4 of the decision was to agree appropriate screening of the plant, to mitigate any acoustic and visual impacts.

- 5.20 The applicant requests that a condition be applied to this application decision, if approved, whereby a screening solution may be found which would obscure and acoustically insulate the proposed and existing plant on the roof.
- 5.21 The development aims to facilitate the safe operation of a leisure facility, and the alterations will only be highly visible on the roof of the building, adjacent to existing plant, which also exist on other rooftops along Oldham Street.



6. Summary and Conclusions

- 6.1 This Planning Statement has been prepared on behalf of Kempton Homes Ltd in support of a full planning application for the installation of ancillary heating and ventilation units on the roof of Unit 1, Block A, of The Quarters, Oldham Street, Manchester.
- 6.2 This application includes details of the acoustic levels of the proposed plant and how any impacts may be mitigated.
- 6.3 We request that an appropriate method of screening for the proposed and existing plant on the roof is agreed by way of a planning condition.
- 6.4 Subject to the agreement of the submitted acoustic details and the eventual installation of an appropriate screening method, the development would not cause material harm to the amenity of the occupiers of nearby buildings and would preserve the character and appearance of the Stevenson Conservation Area.
- 6.5 Therefore, the proposal complies with the requirements of the Manchester Core Strategy, the Unitary Development Plan, and the NPPF; it should be approved without delay.



